

**FIELD NOTES
CITY OF COLLEGE STATION
PROPOSED RIGHT-OF-WAY
FOR
LONGMIRE DRIVE EXTENSION
TRACT NO. 1
1.085 ACRES
OUT OF THE MYRTLE L. TOLSON
CALLED 25.6 ACRE TRACT
VOLUME 3115, PAGE 35
ROBERT STEVENSON SURVEY, A - 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
MARCH 15, 2002**

All that certain lot, tract or parcel of land being 1.085 acres situated in the ROBERT STEVENSON SURVEY, Abstract No. 54, City of College Station, Brazos County, Texas and being a part of that certain Called 25.6 acre tract as described in deed from R. B. Tolson to Myrtle L. Tolson of record in Volume 3115, Page 35, Official Records of Brazos County, Texas, said 1.085 acre tract being more particularly described in two (2) tracts by metes and bounds as follows:

TRACT NO. 1A - 1.036 ACRES

BEGINNING at a 1/2" Iron rod with cap set in the occupied northwest line of said Remainder of Called 25.6 acre tract and the southeast right-of-way line of Graham Road for the most northerly corner;

THENCE S 3 ° 24 ' 30 " E, with the proposed northeasterly right-of-way line of said LONGMIRE DRIVE a distance of 35.25 feet to a 1/2" Iron rod with cap set for angle point;

THENCE S 48 ° 35 ' 00 " E, continuing along said proposed northeasterly right-of-way line a distance of 39.84 feet to a 1/2" Iron rod with cap set for the point of curvature in said proposed northeast right-of-way line of said LONGMIRE DRIVE;

THENCE continuing along said proposed northeasterly right-of-way line around a curve in a clockwise direction having a delta angle of 38 ° 16 ' 44 " , an arc distance of 358.37 feet, a radius of 536.41 feet, and a chord of S 29 ° 26 ' 38 " E, a distance of 351.74 feet to a 1/2" Iron rod with cap set for the point of tangency of said curve;

THENCE S 10 ° 18 ' 17 " E, continuing along said proposed northeasterly right-of-way line a distance of 208.94 feet to a 1/2" Iron rod with cap set in the northwest line of the Oakwood Custom Homes Group Ltd. Called 19.57 Acre Tract as described in Volume 4475, Page 85 for the southeast corner, said corner being S 41 ° 40 ' 41 " W a distance of 360.12 feet from a 1/2" Iron Rod found for an interior corner of said Called 19.57 acre tract;

THENCE S 41 ° 40 ' 41 " W, along the northwest line of said Called 19.57 acre tract a distance of 85.55 feet to a 1/2" Iron rod with cap set for the most southerly corner, said corner being N 41 ° 40 ' 41 " E a distance of 98.08 feet from a 1/2" Iron Rod found for a west corner of said Called 19.57 acre tract;

THENCE along the southwesterly right-of-way line of said proposed LONGMIRE DRIVE around a curve in a clockwise direction having a delta angle of $05^{\circ} 39' 07''$, an arc distance of 52.78 feet, a radius of 535.00 feet, and a chord of $N 13^{\circ} 07' 50'' W$, a distance of 52.75 feet to a 1/2" Iron rod with cap set for the point of tangency of said curve;

THENCE $N 10^{\circ} 18' 17'' W$, continuing along the southwesterly right-of-way line of said proposed LONGMIRE DRIVE a distance of 208.94 feet to a 1/2" Iron rod with cap set for a point of curvature in said right-of-way line;

THENCE continuing along the southwesterly right-of-way line of said proposed LONGMIRE DRIVE around a curve in a counterclockwise direction having a delta angle of $38^{\circ} 16' 44''$, an arc distance of 311.61 feet, a radius of 466.41 feet, and a chord of $N 29^{\circ} 26' 38'' W$, a distance of 305.84 feet to a 1/2" Iron rod with cap set for the point of tangency of said curve;

THENCE $N 48^{\circ} 35' 00'' W$, continuing along the southwesterly right-of-way line of said proposed LONGMIRE DRIVE a distance of 39.98 feet to a 1/2" Iron rod with cap set for angle point;

THENCE $S 86^{\circ} 35' 30'' W$, a distance of 35.36 feet to a 1/2" Iron rod with cap set in the occupied Remainder of said Called 25.6 acre tract and the southeasterly right-of-way line of Graham Road for the most westerly corner;

THENCE $N 41^{\circ} 35' 30'' E$, along the southeast right-of-way line of said GRAHAM ROAD a distance of 119.92 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 45106 square feet or 1.036 ACRES OF LAND MORE OR LESS.

TRACT NO. 1B - 0.049 ACRES

BEGINNING at a 1/2" Iron rod found in the southeast line of said Called 25.6 acre tract for the most easterly corner, said corner being an interior corner of said Called 19.57 acre tract;

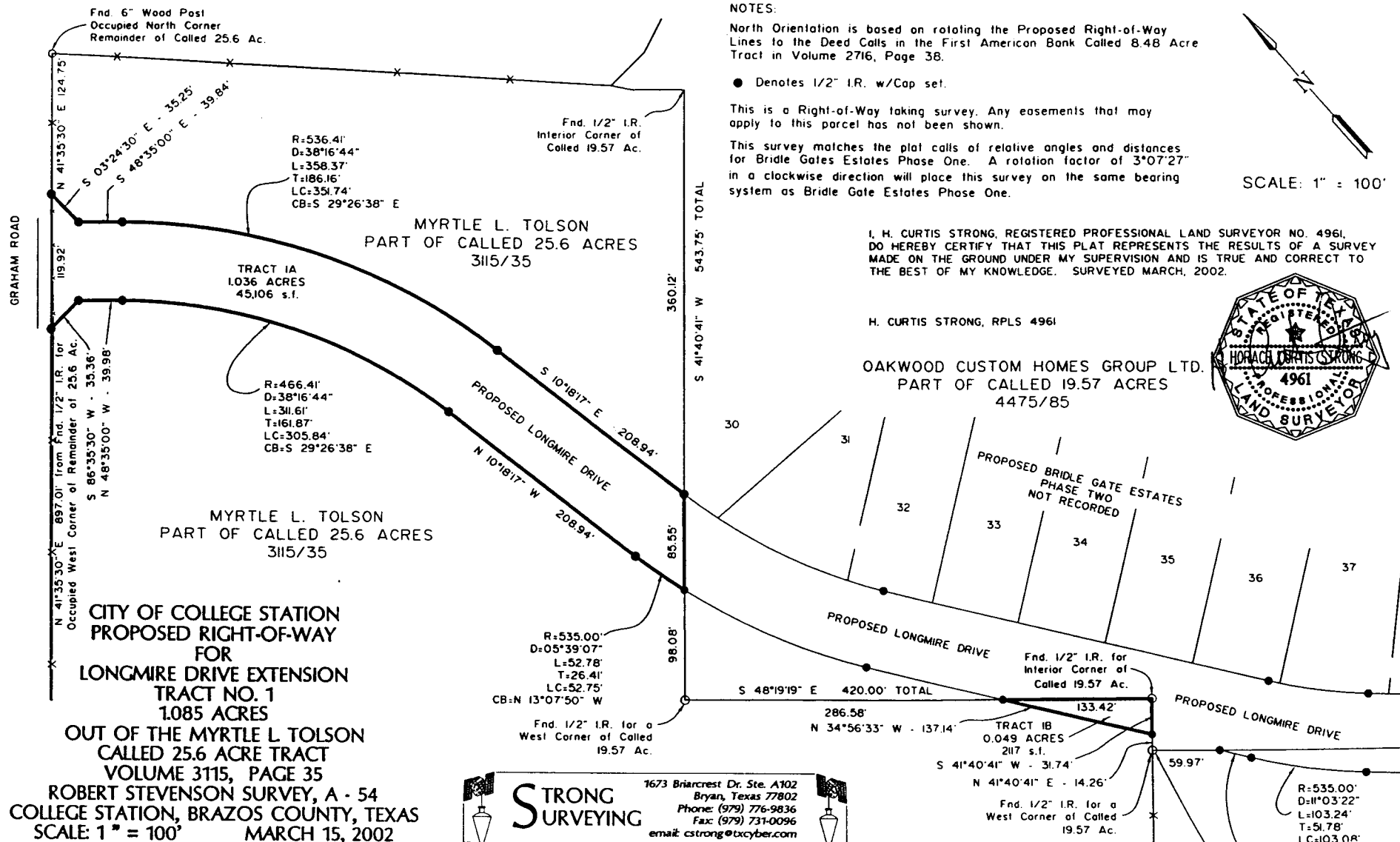
THENCE $S 41^{\circ} 40' 41'' W$, along the southeast line of said Called 25.6 acre tract and the northwest line of said Called 19.57 acre tract a distance of 31.74 feet to a 1/2" Iron rod with cap set for the most southerly corner, said corner being $N 41^{\circ} 40' 41'' E$ a distance of 14.26 feet from a 1/2" Iron Rod found for a west corner of said Called 19.57 acre tract;

THENCE $N 34^{\circ} 56' 33'' W$, along the southwesterly right-of-way line of said proposed LONGMIRE DRIVE a distance of 137.14 feet to a 1/2" Iron rod with cap set for the most northerly corner, said corner being located in a southwest line of said Called 19.57 acre tract, same being located $S 48^{\circ} 19' 19'' E$ a distance of 286.58 feet from a 1/2" Iron Rod found for a west corner of said Called 19.57 acre tract;

THENCE $S 48^{\circ} 19' 19'' E$, along a southwest line of said Called 19.57 acre tract a distance of 133.42 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 2117 square feet or 0.049 OF ONE ACRE MORE OR LESS.

BOTH TRACTS COMBINED CONTAINING A TOTAL AREA OF 1.085 ACRES OF LAND MORE OR LESS, according to a survey performed during March, 2002, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. For north orientation and adjoiner information, see accompanying plat.





**FIELD NOTES
CITY OF COLLEGE STATION
PROPOSED CHANNEL EASEMENTS
FOR
LONGMIRE DRIVE EXTENSION
TRACT NO. 1
0.222 ACRE & 0.095 ACRE EASEMENTS
OUT OF THE MYRTLE L. TOLSON
CALLED 25.6 ACRE TRACT
VOLUME 3115, PAGE 35
ROBERT STEVENSON SURVEY, A - 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
MARCH 15, 2002**

All that certain lot, tract or parcel of land being 0.317 of one acre situated in the ROBERT STEVENSON SURVEY, Abstract No. 54, City of College Station, Brazos County, Texas and being a part of that certain Called 25.6 acre tract as described in deed from R. B. Tolson to Myrtle L. Tolson of record in Volume 3115, Page 35, Official Records of Brazos County, Texas, said 0.317 acre tract being more particularly described in two (2) tracts by metes and bounds as follows:

EASEMENT NO. CE-1 (0.222 AC.)

BEGINNING at a point on the Proposed east right-of-way line of LONGMIRE DRIVE for the southwest corner, said corner being S 14 ° 34 ' 22 " E a distance of 505.29 feet from a 6" Wood Post found for the occupied north corner of the Remainder of said Called 25.6 acre tract, a ½" Iron rod found for the interior corner of the Oakwood Custom homes Group, Ltd. Called 19.57 acre tract as recorded in Volume 4475, Page 85, bears N 71 ° 26 ' 11 " E a distance of 286.69 feet, a ½" Iron Rod set for a point of curvature of said Proposed east right-of-way line bears S 10 ° 18 ' 17 " E a distance of 180.61 feet;
THENCE N 10 ° 18 ' 17 " W, along said Proposed east right-of-way line a distance of 28.33 feet to a ½" Iron Rod set for a point of tangency of curve;
THENCE continuing along said Proposed east right-of-way line around a curve in a counterclockwise direction having a delta angle of 03 ° 46 ' 04 ", an arc distance of 35.27 feet, a radius of 536.41 feet, and a chord of N 12 ° 11 ' 19 " W, a distance of 35.27 feet to a point for the northwest corner, a ½" Iron Rod set for a point of tangency of said curve bears N 31 ° 19 ' 40 " W a distance of 318.24 feet;
THENCE N 22 ° 53 ' 48 " E, a distance of 108.05 feet to a point for the northeast corner;
THENCE S 41 ° 03 ' 54 " E, a distance of 96.26 feet to a point for the southeast corner;
THENCE S 30 ° 56 ' 08 " W, a distance of 92.09 feet to a point for an exterior corner;
THENCE S 77 ° 12 ' 31 " W, a distance of 46.58 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 9649.62 square feet or 0.222 OF ONE ACRE OF LAND MORE OR LESS, IN EASEMENT NO. CE-1.

EASEMENT NO. CE-2 (0.095 AC.)

BEGINNING at a point on the Proposed west right-of-way line of LONGMIRE DRIVE for the southeast corner, said corner being S 06 ° 39 ' 27 " E a distance of 509.25 feet from a 6" Wood Post found for the Occupied North Corner of the remainder of said Called 25.60 acre tract, a ½" Iron rod found for the interior corner of the Oakwood Custom homes Group, Ltd. Called 19.57 acre

tract as recorded in Volume 4475, Page 85, bears N 72 ° 21 ' 48 " E a distance of 356.63 feet, a ½" Iron Rod set for a point of curvature of said Proposed west right-of-way line bears S 10 ° 18 ' 17 " E a distance of 176.28 feet;

THENCE S 42 ° 17 ' 02 " W, a distance of 55.76 feet to a point for the most southerly corner;
THENCE N 11 ° 52 ' 51 " W, a distance of 118.35 feet to a point for the northwest corner;
THENCE S 74 ° 33 ' 04 " E, a distance of 51.77 feet to a point in the Proposed west right-of-way line of said LONGMIRE DRIVE for the northeast corner;
THENCE along said Proposed west right-of-way line around a curve in a clockwise direction having a delta angle of 03 ° 35 ' 55 " , an arc distance of 29.29 feet, a radius of 466.41 feet, and a chord of S 12 ° 06 ' 14 " E, a distance of 29.29 feet to a ½" Iron Rod set for the point of tangency of said curve;
THENCE S 10 ° 18 ' 17 " E, continuing along said Proposed west right-of-way line a distance of 32.66 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 4128.41 square feet or 0.095 OF ONE ACRE OF LAND MORE OR LESS IN EASEMENT NO. CE-2.

BOTH TRACTS COMBINED CONTAINING A TOTAL AREA OF 0.317 OF ONE ACRE OF LAND MORE OR LESS, according to a survey performed during March, 2002, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. For north orientation and adjoiner information, see accompanying plat.



